

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
E/S Dorset Hill Court, 850' N of \*  
the c/l of Walnut Avenue \* DEPUTY ZONING COMMISSIONER  
(11 Dorset Hill Court) \*  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Case No. 97-166-A  
John Juanteguy, et ux \*  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 11 Dorset Hill Court, located in the vicinity of Park Heights Avenue in Owings Mills. The Petition was filed by the owners of the property, John and Ruth Juanteguy. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 42 feet in lieu of the required 50 feet and to amend the last approved final development plan for Dorset Hills, accordingly, for a proposed 12' x 20' garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING  
Date 11/14/96  
By [Signature]


MICROFILMED

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 42 feet in lieu of the required 50 feet and to amend the last approved final development plan for Dorset Hills, accordingly, for a proposed 12' x 20' garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

11/14/96  
bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 14, 1996

Mr. & Mrs. John Juanteguy  
11 Dorset Hill Court  
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Dorset Hill Court, 850' N of the c/l of Walnut Avenue  
(11 Dorset Hill Court)  
4th Election District - 3rd Councilmanic District  
John Juanteguy, et ux - Petitioners  
Case No. 97-166-A

Dear Mr. & Mrs. Juanteguy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ file

RECEIVED



# Petition for Administrative Variance

97-166-A  
to the Zoning Commissioner of Baltimore County

for the property located at 11 Dorset Hill Court Owings Mills  
which is presently zoned Residential (RS)

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A04.3.B.3. to permit a 42' lot line setback in lieu of 50'  
and amend the last approved final development plan

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO ADD GARAGE 12 X 20 X 15 FOR EASE OF ACCESS  
NECESSARY ON NARROW LOT AND HOUSE SITUATION

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted if

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED Zoning Commissioner of Baltimore County

REVIEWED BY: mk DATE: 10/9/96

ESTIMATED POSTING DATE: 10/20/96



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 166

ORDER RECEIVED FOR FILING

Date

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11 Dorset Hill Court  
address  
Owings Mills MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE REVERSE SIDE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
(signature)  
John Suanteguy  
(type or print name)



[Signature]  
(signature)  
Ruth Suanteguy  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of September, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 12, 1996  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: April 18, 1998

# EXAMPLE 3 - Zoning Description

3 copies

97-166-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 11 DORSET HILLS COURT

Election District 4 (address) Councilmanic District 3

Beginning at a point on the EAST side of DORSET  
(north, south, east or west)

HILLS CT. which is 50 FOOT RADIUS  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 850 FEET NORTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WALNUT AVE.  
(name of street)

which is 40 FEET wide. \*Being Lot # 18,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of  
DORSET HILLS as recorded in Baltimore County Plat  
(name of subdivision)

Book # ~~117~~, Folio # ~~117~~, containing  
47,950 ± #  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber 49, Folio 94" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318. ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

# 166

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FIN REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 27900

DATE 10/9/96 ACCOUNT 01-615

Item: 166  
By: MDK AMOUNT \$ 100.00

RECEIVED - Hochhep--11 Dext Hills Ct.  
FROM:

010-Rcs Variance - \$ 50.00  
030-Sp. Heavy - \$ 50.00  
FOR: \$ 100.00

MICROFILMED

02A0140614MICHRS  
04 0001-00000-00-02

\$100.90

DISTRIBUTION  
WHITE-CASHER PINK-AGENCY YELLOW-CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

# CERTIFICATE POSTING

RE: Case No.: 97-166-A

Petitioner/Developer: John and Ruth Juanteguy

Date of Hearing/Closing: Nov. 4, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

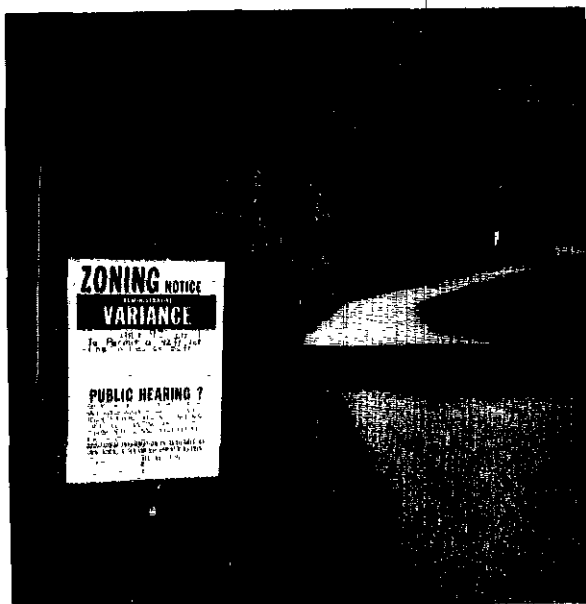
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11 Dorset

Hill Ct., Baltimore, MD 21117

The sign(s) were posted on October 15, 1996  
(Month, Day, Year)



Sincerely,

Sue W. McKenzie  
(Signature of Sign Poster and Date)

Sue W. McKenzie  
(Printed Name)

6 Topwood Ct  
(Address)

Baltimore, MD 21234  
(City, State, Zip Code)

410-668-8576  
(Telephone Number)

Case No: 97-166-A

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 166

Petitioner: Juanteguy, John

Location: 11 Dorset Hill Ct.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: above

ADDRESS: above

Quings Mills MD 21117

PHONE NUMBER: (410) 356-4008

AJ:ggs

(Revised 09/24/96)

MICROFILMED

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-166-A

to permit a 42 ft. lot line setback in lieu of 50 ft.  
and amend the last approved final development plan.

## PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 16, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-166-A (Item 166)  
11 Dorset Hill Court  
E/S Dorset Hill Court, 850' N of c/1 Walnut Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner(s): John Juanteguy and Ruth Juanteguy  
Post by Date: 10/20/96  
Closing Date: 11/24/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: John and Ruth Juanteguy

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. John Juanteguy  
11 Dorset Hill Court  
Owings Mills, MD 21117

RE: Item No.: 166  
Case No.: 97-166-A  
Petitioner: John Juanteguy, et ux

Dear Mr. and Mrs. Juanteguy:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

DISCONTINUED





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

10-23-96

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 166 (MJK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Permits and Development  
            Management

DATE:    October 18, 1996

FROM:     Pat Keller, Director  
            Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Keller*

PK/JL

MICROFILMED

ITEM161/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/21/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167,  
170, 171, 172, 173 and 174.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILMED

cc: File



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/28/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Oct 21, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 161      166      174  
             162      168  
             163      169  
             164      171  
             165      172

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 28, 1996  
Item Nos. 161, 164, 165, 166, 171,  
172, & 174

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

October 2, 1996

97-166 - A

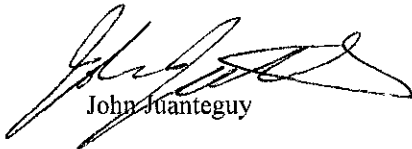
**Baltimore County**

To whom it may concern;

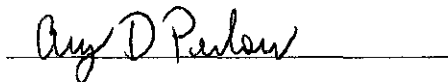
My wife and I would like to have a standard attached one car garage built onto the side of our home facing the Perlow's house. We would like our neighbor Cliff and Amy Perlow to be aware of our garage and approve its construction. Thus, their signatures on this letter would show their knowledge and approval of our standard attached one car garage.

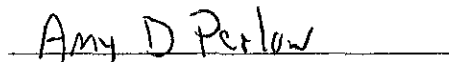
Thank you ever so much for your time and diligent effort. If there are any questions, concerns, or hostilities please contact me, John Juanteguy, at my office (301) 620 - 1700.

Sincerely,

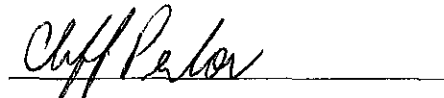
  
John Juanteguy

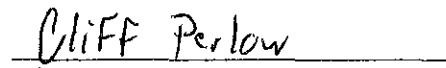
Approval Signatures

  
\_\_\_\_\_

  
Print Name  
9 Dorset Hill Court

  
Witness

  
\_\_\_\_\_

  
Print Name  
9 Dorset Hill Court

  
Witness

MICROFILMED

# 166

Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

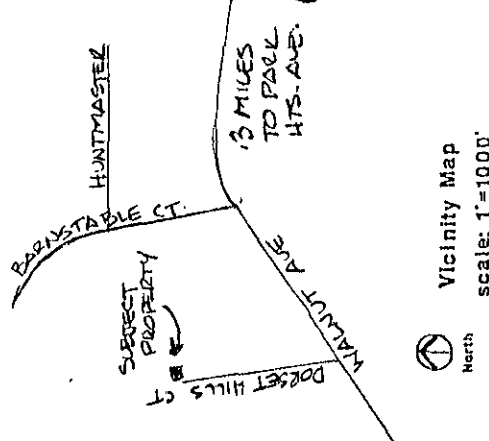
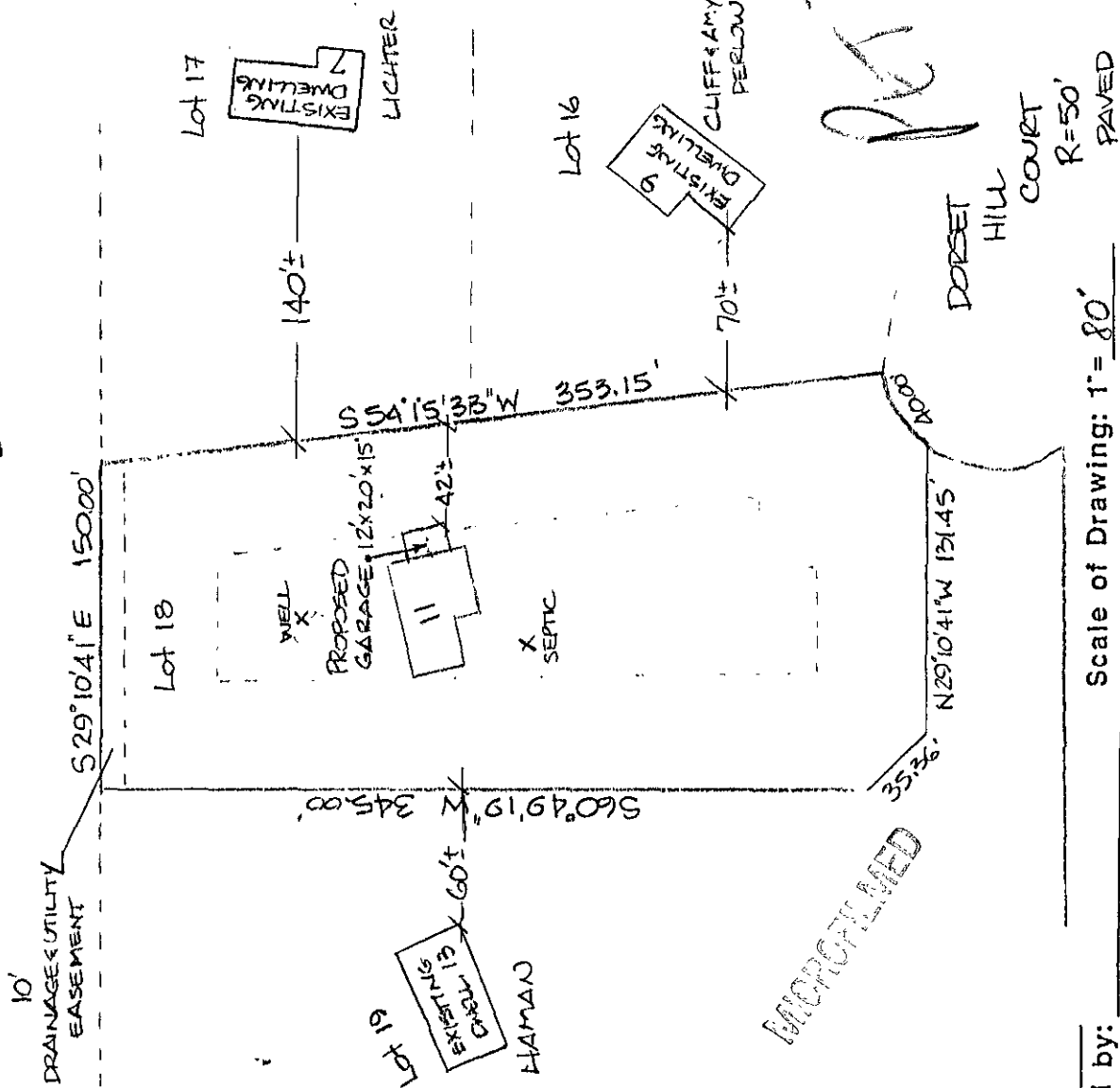
PROPERTY ADDRESS: 11 DORSET HILL CT. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DORSET HILLS

plat book # 49, folio # 24, lot # 18, section # —

OWNER: JOHN AND RUTH JUANTEGUY

**97-166-A**



LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1"=200' scale map #: NW 15G

Zoning: R.C.S

Lot size: 1.112 acreage 47,950 square feet

public private  
SEWER: ☐ ☒  
WATER: ☐ ☒  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: Item #: CASE #:

166



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1"= 80'

PAVED

DORSET HILL COURT  
R=50'

WORTHINGTON VALLEY  
N.R.H.D.

BARNSTABLE

HUNTMASTER

N-59,000

SITE

97-166-A

R.C. 5

DORSETT  
HILL  
CT.

WALNUT

NW 156  
1" = 200'

#166

95-45-A

HUNTING

N-58,000

(SHEET NW 15 - M)

NOT RECORDED





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARIETTA, W. V. 25001

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE LOCATION SHEET  
1" = 200' ± MICROFILMED

DATE OF PHOTOGRAPHY  
JANUARY 1966  
WORTHINGTON  
NW  
15-G  
# 166

MONTELEONE

This document contains the full range of public information available to the public. It is not to be used for any purpose other than the one for which it was prepared.